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ACCT#: 072720000036

CONTACT: KAREN L DIDEA

PHONE: (407)843-4600

FAX #: (407)843-4444

NAME: PICERNE LAKEWOOD SENIOR APARTMENTS LIMITED P

AUDIT NUMBER.....H98000004298

DOC TYPE.....FLORIDA LIMITED PARTNERSHIP

CERT. OF STATUS..1

PAGES..... 4

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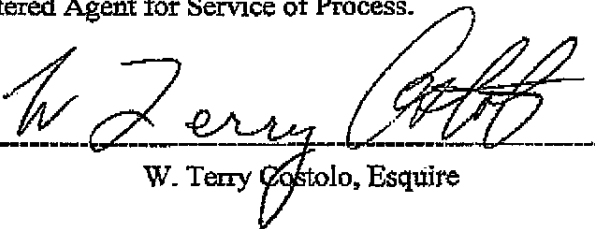
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CERTIFICATE OF LIMITED PARTNERSHIP

OF

PICERNE LAKEWOOD SENIOR APARTMENTS LIMITED PARTNERSHIP

1. Name of Limited Partnership: Picerne Lakewood Senior Apartments Limited Partnership.
2. Business Address: 247 North Westmonte Drive, Altamonte Springs, Florida, 32714.
3. Name of Registered Agent for Service of Process: W. Terry Costolo, Esquire.
4. Florida Street Address for Registered Agent: 215 North Eola Drive, Orlando, Florida, 32801.
5. Acceptance by the Registered Agent for Service of Process.

  
W. Terry Costolo, Esquire

6. Mailing Address of Limited Partnership: 247 North Westmonte Drive, Altamonte Springs, Florida, 32714.
7. The latest date upon which the Limited Partnership is to be dissolved is March 31, 2048.

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This document was prepared by:  
W. Terry Costolo, Esq.  
Florida Bar Number: 0712523  
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.  
P. O. Box 2809  
Orlando, Florida 32802-2809  
(407) 843-4600

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8. NAME OF GENERAL PARTNER

SPECIFIC ADDRESS

P98000020756  
Picerne Lakewood Senior  
Development, Inc.

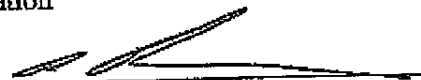
247 North Westmonte Drive  
Altamonte Springs, FL 32714

Signed this Fourth day of March, 1998.

Signature of all general partners:

PICERNE LAKEWOOD SENIOR  
DEVELOPMENT, INC., a Florida  
corporation

By:

  
Robert M. Picerne, as President

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AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned, personally appeared Robert M. Picerne, as President of Picerne Lakewood Senior Development, Inc., as General Partner of Picerne Lakewood Senior Apartments Limited Partnership, a Florida limited partnership, hereinafter referred to as the "Partnership," who certifies as follows:

1. The amount of capital contributions of the limited partners is \$990.00.
2. No limited partner shall at any time be required to make any contributions to the Partnership in addition to the amount which he has contributed.

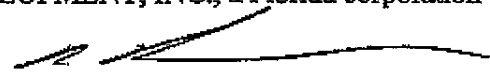
Dated this 4th day of March, 1998.

END OF AFFIDAVIT.

Under penalties of perjury, I declare that I have read the foregoing and that the facts are true, to the best of my knowledge and belief.

GENERAL PARTNER:

PICERNE LAKEWOOD SENIOR  
DEVELOPMENT, INC., a Florida corporation

By:   
Robert M. Picerne, as President

STATE OF FLORIDA  
COUNTY OF SEMINOLE  
Date: March 4, 1998

BEFORE ME, the undersigned officer, a Notary Public authorized to administer oaths and take acknowledgments in and for the State of Florida and County set forth above, personally appeared Robert M. Picerne, as President of Picerne Lakewood Senior Development, Inc., as General Partner of Picerne Lakewood Senior Apartments Limited Partnership, a Florida limited partnership, who is personally known to me and known by me to be the person who executed the foregoing Affidavit of Capital Contributions, and he acknowledged before me that he executed

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this Affidavit as General Partner of said Partnership.

SWORN TO and subscribed before me on March 4, 1998.

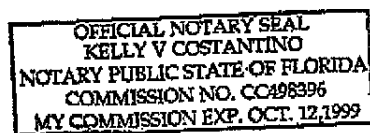
*Kelly V. Costantino*

Notary Public

Printed Name:

Comm. No.:

Comm. Expires:



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